

S U M M A R Y

FILE NO.	2191	Thomas Guide Map No.	598
		Date Received:	03/22/05
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ENTITY	City of Issaquah	Date Filed:	
ACTION	Resolution by Issaquah City Council for Interlocal Agreement for Land Annexation (Election Method)	Expiration 45 Days:	05/07/05
TITLE	Klahanie Annexation 04/14/05	Board Meeting:	

Location The Klahanie Annexation Area is located on the northeastern edge of the City of Issaquah. The Annexation Area is generally bordered on the west by the City of Issaquah and the City of Sammamish (Issaquah-Pine Lake Road). The Annexation Area is bordered on the east and the south by King County (Issaquah-Fall City Road; SE 48th Street.) The City of Sammamish borders the site on the north (SE 32nd Street.)

Land Area 1242 acres

Land Use Residential Use – Single-family and Multi-family;
One Commercial Retail Center
Klahanie King County Park

Estimated Population 11,118 persons

Assessed Valuation \$1,066,107,785

**County Comprehensive
Plan Designation** Residential Use – Moderate Density
Community Business

County Zoning R-4 - 4 dwelling units per acre
R-6 - 6 dwelling units per acre
R-12 - 12 dwelling units per acre
R-18 - 18 dwelling units per acre

City Comprehensive Plan *Proposed:* Residential Uses (Low Density Single-Family Residential and
Multi-Family Residential); Commercial Retail;
Open Space

City Zoning *Proposed:*
SF-S – Single-Family Suburban – 4.5 dwelling units per acre
SF-SL – Single-Family Small Lot – 7.26 dwelling units per acre
MF-M – Multi-Family Medium 14.52 dwelling units per acre
Retail Use
Open Space (Public Park)

District Comprehensive Plan Not applicable.

District Franchise Not applicable

Urban Growth Area (UGA) The Klahanie Area is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Issaquah Comprehensive Plan.

SEPA Declaration The Klahanie Area was addressed in an Environmental Impact Statement prepared for the City of Issaquah's Comprehensive Plan. The proposed Klahanie Annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) David Irons

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: City of Sammamish

Fire Districts: Eastside Fire and Rescue (District No. 10)

Water Districts: Sammamish Plateau Water & Sewer District

Sewer Districts: Sammamish Plateau Water & Sewer District

School District: Issaquah School District #411

SUMMARY (File No. 2191)

The City of Issaquah proposes the annexation of 1242 acres, known as the Klahanie Area. The Klahanie Annexation Area includes the planned community of Klahanie, together with several neighboring suburban residential communities: Glenwood, Summer Meadows, Summer Pond, Rainbow Lake Ranch, Brookshire Estates, Brookshire Crest, Brookshire East, Autumn Glen, Hunters' Ridge and Livingston.

The Klahanie Area Annexation is proposed based upon a Resolution by the Issaquah City Council approving a plan to incorporate this territory via an Interlocal Agreement with King County. This Resolution was approved on February 7, 2005.

With the annexation application based upon the Resolution, the City of Issaquah has invoked jurisdiction at the Boundary Review Board. The City is seeking a public hearing in order to provide an opportunity for Klahanie citizens to comment upon the proposed annexation. Further, the City of Issaquah Resolution calls for an annexation election to permit the citizens of the Klahanie Area to ultimately decide whether or not to join the City of Issaquah.

The Klahanie Annexation Area is located on the northeastern edge of the City of Issaquah. The Annexation Area is generally bordered on the west by the City of Issaquah and the City of Sammamish (Issaquah-Pine Lake Road). The Annexation Area is bordered on the east and the south by King County (Issaquah-Fall City Road; SE 48th Street.) The City of Sammamish borders the site on the north (SE 32nd Street.)

The unincorporated Klahanie Area is included in the "Land Use Element" of the City of Issaquah Comprehensive Plan. The Plan was established in 1995 and has been updated annually since that initial adoption. The Klahanie Area was identified, mapped, and analyzed in the Klahanie Annexation Study, dated February 2004. Based upon that Annexation Study, and pursuant to RCW 35A.14, the City proposes annexation of the Klahanie Area.

The proposed Klahanie Area Annexation would be consistent with the City of Issaquah Plan (e.g., Annexation Policies and Land Use Policies), including those provisions relating to land development, service provision, and mutual social and economic benefits – e.g., L-5.2.1, L-5.3.2, L-5.4, and L-5.6.)

The City of Issaquah reports that the proposed Klahanie Annexation also conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development.

Annexation would permit the City of Issaquah to establish land use designations and zoning standards for Klahanie. The City proposes residential designations, commercial designations, and open space designations that are essentially equivalent to those designations established by King County for the Klahanie Area. Thus, annexation would permit development of primary land uses and corollary public services (e.g., roadways) as envisioned in RCW 36.70A and as appropriate to the Klahanie Area. More specifically:

- As established by RCW 36.70A, upon annexation of the Klahanie Area, the City is prepared to provide development review services and general administrative services to the annexation area under local, regional, and state standards. At present Klahanie is largely developed, so that only limited new development and/or redevelopment is likely to occur in the Area.
- As established by RCW 36.70A, upon annexation the Klahanie Area will be governed by the City of Issaquah's critical areas ordinances. The City of Issaquah is prepared to provide environmental review (including evaluation and regulation of environmentally sensitive areas.) Environmentally sensitive areas in and near to Klahanie would also be preserved with the proposed annexation.

Further, the Klahanie Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Klahanie Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

U-102: Annexation of lands should respect topographic features

U-201: Annexation of urban areas should be promoted to permit King County to direct services to the region and to rural areas.

U-203: Population growth should be encouraged in Urban Growth Areas

U-207: King County shall work with cities to jointly develop pre-annexation agreements to address transition of services from county to cities.

RP-202: King County shall implement policies for Potential Annexation Areas through inter-local agreements.

The proposed Klahanie Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Issaquah by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by natural/built geographic features (e.g., plateau terrain).

This annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. The present Klahanie Area is an "island" of unincorporated land. Although the Klahanie Area possesses a rather unusual configuration, the lands within these borders are specifically established for annexation by Issaquah under both the City of Issaquah Comprehensive Plan (approved by the State of Washington in 1995) and the City of Sammamish Comprehensive Plan (approved by the State of Washington in 1999.) Similarly a nearby peninsula is established for annexation by the City of Sammamish.

With annexation to Issaquah, all services and land use regulations for the Klahanie Area reportedly may be efficiently coordinated under unified regulatory authorities administered by a single local government unit. Upon annexation, the City of Issaquah will include the Klahanie properties in its Service Area. The City of Issaquah has planned and can provide urban services to the area either directly or via agreements between the City and service providers. For example, Sammamish Plateau Water & Sewer District would continue to provide water and sewer services to the area. Eastside Fire and Rescue District will provide fire/emergency services to the Klahanie Annexation properties. The Issaquah Police Department would serve the residents. Area students would be served by the Issaquah School District. The King County Library and local/regional recreation facilities would be available to residents.

This annexation would also reportedly be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.

The City of Issaquah has reportedly conducted fiscal analyses related to the proposed Klahanie Annexation. The Study findings report that revenue realized from annexation of Klahanie would be less than costs associated with governing the area. King County Annexation Initiative funding and municipal resources will be provided to ensure sufficient funds to serve the area in a manner that will address impacts on cost and adequacy of services, finances, debt structure or rights of other governmental units. Further, upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. However, simultaneously, it is estimated that the net effect upon taxpayers would be a reduction of \$1.54 per \$1000.00 assessed valuation in property tax levy rate. Further, services – including police service and road services – are expected to improve in the area following annexation.

The City reportedly supports the Klahanie Annexation so that Issaquah may serve citizens of the area.